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E-filed: 7/28/2020

Attorney for Secured Creditor, NewRez LLC d/b/a Shellpoint Mortgage Servicing, its assignees
and/or successors

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:	) Case No. 19-16636-mkn
)
Censo LLC.	) Chapter 11
)
Debtor	) NOTICE OF HEARING ON NEWREZ
	) LLC D/B/A SHELLPOINT MORTGAGE
	) SERVICING'S MOTION FOR RELIEF
	) FROM AUTOMATIC STAY and MOTION
	) TO ACCOUNT FOR AND SEQUESTER
	) RENTAL INCOME AND/OR FOR
	) ADEQUATE PROTECTION WITH
	) CERTIFICATE OF SERVICE
)
	) DATE: 9/2/2020
	) TIME: 9:30am
)

NOTICE IS HEREBY GIVEN that a MOTION FOR RELIEF FROM AUTOMATIC STAY was filed on 7/28/2020 by McCarthy & Holthus, LLP. The Motion seeks the following relief: Secured Creditor seeks an order terminating/modifying the automatic stay to allow it foreclose on the subject property, or, in the alternative as appropriate, a Motion for an Order to Sequester, Account for, or Distribute Rental Income as Adequate Protection to Movant, as to the subject real property commonly known as 5900 Negril Avenue, Las Vegas, NV 89130. Any opposition must be filed pursuant to Local Rule 9014(d)(1).

1 **NOTICE IS FURTHER GIVEN** that if you do not want the court to grant the relief sought in
2 the Motion, or if you want the court to consider your views on the Motion, then you must file an
3 opposition with the court, and serve a copy on the person making the Motion ***no later than 14***
4 ***days*** preceding the hearing date for the motion. If the hearing date has been set on shortened time
5 in accordance with LR 9006, then the opposition must be filed and served no later than 2
6 business days before the hearing, or as set forth in the Order Shortening Time. The opposition
7 must state your position, set forth all relevant facts and legal authority, and be supported by
8 affidavits or declarations that conform to Local Rule 9014(c).

9
10 If you object to the relief requested, you *must* file a **WRITTEN** response to this
11 pleading with this court. You *must* also serve your written response on the
12 person who sent you this notice.

13 If you do not file a written response with the court, or if you do not serve your
14 written response on the person who sent you this notice, then:

- 15 • The court may *refuse to allow you to speak* at the scheduled
16 hearing; and
- 17 • The court may *rule against you* without formally calling the
18 matter at the hearing.

19 **NOTICE IS FURTHER GIVEN** that the hearing on the said Motion will be held before a
20 United States Bankruptcy Judge, in the Foley Building, 300 Las Vegas Boulevard South, Third
21 Floor, Bankruptcy Courtroom No. 2, Las Vegas, Nevada 89101 on 9/2/2020 at the hour of
22 9:30am.

23 Dated: July 28, 2020

McCarthy & Holthus, LLP

24
25
26 By: /s/ Michael Chen
27 Michael Chen, Esq.
28 Attorney for Secured Creditor
29 NewRez LLC d/b/a Shellpoint Mortgage Servicing,
its assignees and/or successors

CERTIFICATE OF SERVICE

On 7/28/2020, I served the foregoing documents described as **NOTICE OF HEARING ON NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING'S MOTION AND MOTION FOR RELIEF FROM AUTOMATIC STAY and MOTION TO ACCOUNT FOR AND SEQUESTER RENTAL INCOME AND/OR FOR ADEQUATE PROTECTION** on the following individuals by electronic means through the Court's ECF program:

COUNSEL FOR DEBTOR

Corey B. Beck

becksbk@yahoo.com

TRUSTEE

U.S. Trustee - LV - 11

USTPRegion17.lv.ecf@usdoj.gov

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Raquel Rivera

Raquel Rivera

On 7/28/2020, I served the foregoing documents described as **NOTICE OF HEARING ON NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING'S MOTION AND MOTION FOR RELIEF FROM AUTOMATIC STAY and MOTION TO ACCOUNT FOR AND SEQUESTER RENTAL INCOME AND/OR FOR ADEQUATE PROTECTION**, on the following individuals by depositing true copies thereof in the United States mail at San Diego, CA, enclosed in a sealed envelope, with postage paid, addressed as follows:

DEBTOR

Censo LLC.

9811 W. Charleston Blvd.

Suite 2-351

Las Vegas, NV 89117

1 CO-BORROWERS
2 Melissa J. Hexum
3 5900 Negril Avenue
4 Las Vegas, NV 89130

5 Peter Arsaga
6 5900 Negril Avenue
7 Las Vegas, NV 89130

8 SPECIAL NOTICE
9 c/o DiTech Financial FKA GreenTree Serv.
10 Federal National Mortgage Association
11 Attn: Managing Agent
12 2100 E. Elliot Rd., Bldg. 94 MS T314
13 Tempe, AZ 85284

14 c/o ShellPoint
15 Federal National Mortgage Association
16 Attn: Managing Agent
17 75 Beattie Place, Suite 110
18 Greenville, SC 29601

19 Financial, LLC d/b/a Shellpoint Mortgage Servicing
20 NewRez LLC, f/k/a New Penn
21 Attn: Managing Agent
22 55 Beattie Place
23 Ste 110
24 Greenville, SC 29601

25 RAS Crane, LLC
26 Selene Finance LP
27 Attn: Managing Agent
28 10700 Abbotts Bridge Road, Suite 170
29 Duluth, GA 30097

Records Section
Department of Motor Vehicles
Attn: Managing Agent
555 Wright Way
Carson City, NV 89711-0250

Stop 5028
Internal Revenue Service
Attn: Managing Agent
110 City Parkway
Las Vegas, NV 89106-4604

1 Taylor Bean & Whitaker Mortgage Corp.
2 Attn: Managing Agent
3 1417 North Magnolia Avenue
4 Ocala, FL 34475

5 Mortgage Electronic Registration Systems
6 Attn: Managing Agent
7 P.O. Box 2026
8 Flint, MI 48501-2026

9 Nevada Legal News
10 Attn: Managing Agent
11 930 South Fourth Street
12 TS No.: 190808111-NV-MSI
13 Las Vegas, NV 89101

14 First American Trustee Servicing
15 Attn: Managing Agent
16 4795 Regent Blvd., Mall Code 1011-F
17 TS No.: 190808111-NV-MSI
18 Irving, TX 75063

19 SELENE FINANCE LP
20 Attn: Managing Agent
21 9990 Richmond Ave. Suite 400 South
22 Houston, TX 77042

23 RAS Crane, LLC
24 Attn: Managing Agent
25 Bankruptcy Department
26 10700 Abbott's Bridge Road, Suite 170
27 Duluth, GA 30097

28 Tiffany & Bosco, P.A.
29 Attn: Managing Agent
10100 W Charleston Blvd Ste 220
Las Vegas, NV 89135-5001

LARGEST UNSECURED CREDITORS
Green Tree Servicing L
Attn: Managing Agent
Po Box 6172
Rapid City, SD 57709

1 Republic Services
2 Attn: Managing Agent
3 PO Box 98508
4 Las Vegas, NV 89193

5 David Pierce
6 Attn: Managing Agent
7 9811 W Charleston
8 Blvd Ste 2-279
9 Las Vegas, NV 89117

10 David Snell Davis
11 Attn: Managing Agent
12 415 S. 6th Street,
13 Suite 300
14 Las Vegas, NV 89101

15 Paradise Falls HOA
16 Attn: Managing Agent
17 c/o Nicklin Property Mgmt.
18 P.O. Box 63338
19 Phoenix, AZ 85082

20 Sagecreek HOA
21 Attn: Managing Agent
22 c/o Level Property Mgmt.
23 8966 Spanish Ridge #100
24 Las Vegas, NV 89148

25 Selene Finance LP
26 Attn: Managing Agent
27 9990 Richmond Avenue #400
28 Houston, TX 77042

29 Summerlin South Comm. HOA
Attn: Managing Agent
10801 W. Charleston Blvd. 3rd Floor
Las Vegas, NV 89135

The Hartford Central Recovery Office
Attn: Managing Agent
PO Box 14272
Lexington, KY 40512

1 West Charleston Lofts HOA
2 Attn: Managing Agent
3 c/o First Service Residential
4 8290 Arville Street
5 Las Vegas, NV 89139

6 All Trades
7 Attn: Managing Agent
8 4262 Blue Diamond Road
9 #102-315
10 Las Vegas, NV 89139

11 Allerton Park HOA
12 Attn: Managing Agent
13 c/o Thoroughbred mgmt.
14 PO Box 93806
15 Las Vegas, NV 89193

16 Amberlea Davis, Esq.
17 Attn: Managing Agent
18 415 S. 6th Street
19 #300
20 Las Vegas, NV 89101

21 City of Las Vegas
22 Attn: Managing Agent
23 495 S. Main Street
24 Las Vegas, NC 89117

25 Green Tree Servicing LLC
26 Attn: Managing Agent
27 DiTech Financial LLC
28 7360 S. Kyrene Road
29 Tempe, AZ 85283

Red Rock Financial Services
Attn: Managing Agent
770 E. Warm Springs Rd.
Suite 320
Las Vegas, NV 89119

OTHER LIEN HOLDERS

Fannie Mae

Attn: Managing Agent

3900 Wisconsin Avenue NW

Washington, DC 20016

MTC Financial/Trustee

Attn: Managing Agent

1700 Gillette Ave.

Irvine, CA 92614

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Hue Banh

Hue Banh